

Division: Engineering

Member: Tim Welch
761-5123

Project Name: GKC International, Inc.
Ocean Hacienda
1924 N. Ocean Blvd.

Case #: 50-R-02

Date: 6/25/02

Comments:

1. Applicant shall obtain a Broward County Department of Planning and Environmental Protection (DPEP) General or Surface Water Management license prior to applying for a building permit. The applicant shall provide the same calculations and paving, grading, and drainage plan(s) demonstrating compliance with established storm water design criteria prior to requesting final DRC authorization although the license from BCDPEP is not required prior to the request for DRC authorization.
2. The following engineering plans shall be submitted for review and evaluation prior to final DRC authorization:
 - a. Paving and Drainage Plan
 - b. Water and Sewer Plan
 - c. Pavement Marking & Signing Plan
 - d. Details and Specifications Sheet
3. Please plot all existing or proposed power or light poles onto the plans within N. Ocean Boulevard or N.E. 33 Avenue and confirm no conflicts exist with proposed accesses, underground utility services, etc.
4. Please provide status of FDOT permit for accesses onto N. Atlantic Blvd. upon requesting final DRC authorization. A letter of intent to issue a permit shall be obtained from the FDOT prior to issuance of Final DRC authorization.
5. Please provide a photometric lighting plan in accordance with Section 47-20.14 of the City Code of Ordinances.
6. Stop signs and bar at exit shall be shown on a pavement marking and signage plan prior to receiving final DRC authorization.
7. Please provide documentation supporting that 100 ft. of width has been dedicated (recorded) in Broward County Office of Records for N. Ocean Boulevard along the frontage of this property. If the current right of way section is less than 100 ft. in width please provide documents as obtained from my office to dedicate the additional required land on this owner's side of centerline.

8. Provide a statement from a traffic engineer indicating the number of vehicle trips generated by this site. This statement shall be required for City's documentation on the total number of trips contributed by new development projects in conformance with the City's and/or County's Comprehensive Land Use Plan.
9. Additional comments may require resolve once additional engineering plans are prepared as outlined in comment 2.

Division: Fire

Member: Albert Weber
954-828-5875

Project Name: GKC International Inc./Ocean
Hacienda.

Case #: 50-R-02

Date: 6-25-02

Comments:

- 1) The scissor stairs require remote exits at grade.
- 2) The parking level stairs violate 1005.6.6 of the FBC.
- 3) Elevators require vestibules, 412.6 FBC. Sheet A-1
- 4) Civil plans required showing flow test, fire main, hydrants DDC and FDC's.

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: GKC International Inc./
Ocean Hacienda

Case #: 50-R-02

Date: June 25, 2002

Comments:

This site plan will adversely impact Public Safety radio communications in the future. The combined effects of building construction in Fort Lauderdale is having an adverse impact on the performance of the Public Safety Radio Systems used by Fire Rescue and Police. Costs of mitigating the impact on the City's Radio Systems shall be born by the developer. Due to the severity of the impact, mitigation costs may be substantial. In the future, the developer may be required to provide mitigation resources at sites other than this project location.

An internal bi-directional amplifier system will be required to address communications issues within this building.

Recommendations:

The City will require an easement to utilize the roof for communications infrastructure components. This includes, but is not limited to; antennas, base stations, UPS power supplies, and microwave dish antennas. The building owners shall provide a secure climate controlled environment, no less than 625 square feet, preferably 25x25x10, and suitable for sensitive electronic equipment. This room shall be located within the top floor or roof area to allow for less than one-hundred (100) foot cable runs to the antenna locations. Power for the equipment in this room shall be fed from the building emergency generator. The developer shall provide one or more antenna mounting structures that are capable of supporting no less than 10 individual whip style antennas spaced no less than 4 feet apart and two 10-foot diameter microwave dishes. Additional construction specifications will be made available as required.

To address the internal building Public Safety Radio System coverage the City requires that a bi-directional amplifier system be installed to distribute the radio signals to each floor. These bi-directional amplifier systems can be designed and installed by any experienced radio communications firm using City provided performance specifications.

Qualified firms are: BearCom, Dean Delaune, (954) 733-2327; Control Communications, Fred Rodriguez, (954) 791-8040; Florida Radio Rental, John Andrade, (954) 581-4437; Kaval Wireless Solutions Inc., Kenneth Haberer, (919) 524-8783; Motorola Land Mobile Products Sector, Scott Landau, (954) 489-2020; MS Benbow and Associates, Leo Holzenthal, (504) 836-8902.

Division: Landscape

Member: Dave Gennaro
828-5200

Project Name:
GKC International Inc./Ocean
Hacienda

Case #: 50-R-02

Date: 6/25/02

Comments:

1. Provide a list of existing trees and palms on site, their names and sizes. Indicate their disposition (to remain, be relocated, or to be removed.) Any trees that would be considered good candidates for relocation should be relocated. All Tree Preservation Ordinance requirements apply.
2. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.
3. Verify requirements relating to planting on the street side of the wall on the 33rd Ave. side.
4. Provide an "overlay" of the site landscape areas to verify that the 35% landscape area requirement is met.

Division: Planning

Member: Donald Morris
828-5265

Project Name: Ocean Hacienda

Case #: 50-R-02

Date: June 25, 2002

Project Description:

The petitioners propose to construct a 157 multi-family development in the RMH-60 zoning district. Developments requesting yard modifications (which requires a Conditional Use Permit) require Level III Site Plan Review (PZ) and are subject to City Commission Request for Review (CCR).

Comments:

1. Provide a text narrative that includes information on the following:
 - a. How this proposal meets Adequacy Requirements of Section 47-25.2.
 - b. How this proposal meets Neighborhood Compatibility Requirements of Section 47-25.3. – 3 e iv
 - c. How this proposal meets the Conditional Use Permit (CUP) criteria of Section 47-24.3.
 - d. How this proposal meets the criteria to modify the required yards of Section 47-23.11.
 - e. The proposed use of the sports lounge, party room and gym.
 - f. Method of solid waste disposal.
2. All portions of the building, including the garage are required to setback ½ the height of the building (47-2.2 P).
3. Provide a copy of the most current recorded plat and amendments for the proposed site.
4. Provide color and materials information or samples for all exterior surfaces prior to Planning and Zoning Board review and indicate on all elevation drawings.
5. Provide a shadow study that complies with the requirements in Section 47-23.11 A 4 b. The shadow study provided on page SUP-1 does not meet these requirements. The shadow study should indicate the amount of shadow the proposed structures may cast on the nearby Willingham Park.
6. Show outline of adjacent structures and their uses on the site plan.

7. Provide a context/area plan that indicates other large structures within a three (3) blocks and their uses.
8. All private drives shall comply with engineering standards (47-20.5 (B)). Discuss standards with engineering representatives.
9. Improvements in the public right-of-way shall adhere to engineering standards (i.e. curb cuts, sidewalks and drainage facilities). Discuss standards with engineering representative.
10. Landscaping shall conform to Section 47-21. Discuss landscape improvements and street tree spacing with landscaping representative.
11. It is strongly recommended that these plans be presented to representatives of the North Beach Island Alliance.
12. Applicant must submit a Hurricane Evacuation study prior to the item being placed on the Planning and Zoning Board agenda.
13. Additional comments may be forthcoming.

Division: Police

Member: Detective C. Cleary-Robitaille
828-6419

Project Name: Ocean Hacienda

Case #: 50-R-02

Date: 6-25-02

Comments:

At ground level, stair doors should not open into the building from the exterior. These doors should have a local annunciator should they be blocked open.

The parking garage and stairwells should be monitored.

Emergency communication devices should be strategically placed in the parking garage.

Parking garage photo-metrics should be provided.

Please respond to these comments in writing.

Division: Zoning

Member: Terry Burgess
828-5913

Project Name: GKC International Inc./Ocean
Hacienda

Case #: 50-R-02

Date: 6/25/02

Comments:

1. Provide a narrative outlining compliance with the criteria for modification of yards pursuant to section 47-23.11.
2. Discuss shadow study with the applicant and Planning representative for compliance pursuant to section 47-23.11.4.b.
3. Discuss east elevation building length with applicant and Planning representative.
4. Provide narratives outlining compliance with sections: 1). 47-25.2 2). 47-25.3.
5. Parking spaces at the northwest corner are not in compliance with section 47-20.11. Minimum standard parking space shall be 8'8" x 18' clear, a valet space a minimum of 8'6" x 18' pursuant to section 47-20.16.
6. Provide a photometric lighting plan pursuant to section 47-20.14 prior to final DRC review.
7. Provide documentation of a hurricane evacuation analysis from Broward County or jurisdiction having authority.
8. Provide a staging, storage, contractor parking and construction trailer/sales trailer prior to Planning and Zoning Board review.
9. Additional comments may be forthcoming at DRC meeting.